COUNCIL AGENDA REPORT

City of Anaheim
PLANNING DEPARTMENT

DATE: JUNE 10, 2008
FROM: PLANNING DIRECTOR

ATTACHMENT (Y/N): YES ITEM # 53

RECOMMENDATION:

That the City Council take the following actions:

(a) By motion, determine that Subsequent Environmental Impact Report No. 334 is adequate to serve as the required environmental documentation for this request.

(b) By resolution, approve Conditional Use Permit No. 2008-05304.

(c) Introduce an Ordinance adopting Development Agreement No. 2008-00002 between the City of Anaheim and K/L Anaheim Properties I LLC and K/L Anaheim Properties II LLC; and authorizing the Mayor to execute the agreement on behalf of the City.

DISCUSSION:

The applicant proposes to construct a mixed-use project with residential, commercial, office and hotel uses on 8.7 acres at the northeast corner of Katella Avenue and Lewis Street. The proposal includes 320 residential units in a four-story building. The units will surround a landscaped courtyard with a pool, spa, outdoor barbecues and seating areas. Indoor community areas include a fitness room and media center. The project also includes a 12-story office building with 209,419 square feet of office area, 4,381 square feet of retail space and a 5,586 square foot restaurant with an outdoor dining area overlooking the intersection of Katella Avenue and Lewis Street. A 138-room hotel is also proposed. The hotel will have up to 1,784 square feet of retail space and 8,329 square feet of restaurant area. The hotel and office uses will share a six story above-ground parking structure. A pedestrian bridge is proposed on the second story of the parking structure to provide pedestrian access from the parking structure to the office building.
On May 12, 2008, the Planning Commission approved the conditional use permit to allow the office building to have a height of up to 211 feet, where Code permits heights up to 100 feet. Plans demonstrate that the buildings will not create any adverse shade/shadow impacts on adjacent properties. The conditional use permit also allows buildings to encroach eight feet into the required 10-foot setback along the interior streets and five feet into the required 12 to 18-foot setback along Lewis Street and Katella Avenue.

The Planning Director has determined that the Final Site Plan, contained in the Development Agreement as Exhibit “B,” is in conformance with the provisions of the PTMU Overlay Zone and The Platinum Triangle Master Land Use Plan.

Development in the Platinum Triangle Mixed Use Overlay Zone is implemented by a development agreement. The development agreement would be for an initial period of seven years with an option to extend the agreement for an additional five years upon completion of project milestones.

Staff recommends that Council approve the conditional use permit and development agreement.

**IMPACT ON BUDGET:**

There is no impact to the General Fund.

Respectfully submitted,

Sheri Vander Dussen
Planning Director

**Attachments:**
1. Resolution - Conditional Use Permit No. 2008-05304
2. Ordinance - Development Agreement No. 2008-00002
3. Development Agreement No. 2008-00002
4. Location Map
5. Aerial Map
6. Planning Commission Staff Report and Resolutions
7. Final Site Plan Exhibits